WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeannette M. Zinggeler Berg and Michael Berg	Suntrust Mortgage, Inc.	126-15A-293.00 CO
(NAME)	(NAME)	
8144 Settler Way	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jon Waite and wife Rebecca Waite, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeannette M. Zinggeler Berg and Michael Berg, wife and husband, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 162, on the Plan of Section Seven, Boone Trace at Biltmore, of record in Instrument No. 2011003-0107279, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jon Waite and wife, Rebecca Waite, by deed of record in Instrument Number 20070504-0053804, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan Section Seven, Boone Trace at Biltmore, of record in Instrument No. 2011003-0107279, Register's Office for Davidson County, Tennessee. All matters on the Plan of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee. Subject to easements of record in Book 8992, page 63 and Book 9665, page 420, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, and in Instrument Number 20000126-0008529, and in Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee. Subject to H.O.A. Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee. Conveyance of common areas by Quitclaim Deed from NVR, Inc., D/B/A Fox Ridge Homes and Tenn. Contractors, Inc. unto Boone Trace Homeowners Association, INC. as of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement as of record in Instrument No. 20001120-0114598, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and elements.

unimproved ☐

This is improved ☒ property, known as 8144 Settler Way, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110032986 DEEDWARR
Recvd: 06/02/11 15:49 2 pgs
Fees:13.00 Taxes:777.00

20110602-0042326

Witness our hands this 27th day of May, 2011.

Jon Waite by Terry DeSelms, Attorney in Fact

Rebecca Waite by Terry DeSelms, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27th day of May, 2011 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Jon Waite and Rebecca Waite, and acknowledged that he executed the same as the free act and deed of the said Jon Waite and wife, Rebecca Waite, through Power of Attorney granted #20110603-0043325 by the said Jon Waite and wife, Rebecca Waite.

Witness my hand and official seal at Franklin, Tennessee this 27th day of May, 2011.

Commission expires:

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public